GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department - Venkatapuram Gram Panchayat – Change of Land use from Agricultural use to Residential use and Residential Layout in Sy.No.663, 664, 665, 668/1P, 669, 670, 672, 673, 674P, 675P, 676, 698P, 699P, 700/3, 701P to an extent of Ac.38.78 cents of Venkatapuram Gram Panchayat, Eluru Mandal, W.G. District as applied by Sri K. Brahmam Raju & others – Draft Variation – Confirmation Orders – Issued.

==========

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 254 **Dated: 27-06-2017**

Read the following:-

1. From the DTCP, A.P., Guntur, Lr.Roc.No.2784/2016/R2, dt:12.09.2016.
2. Govt. Memo No.347825/H1/2016, dt:23.12.2016.
3. From the DTCP, AP, Guntur, Lr.Roc.No.2784/2016/R2, dt:27.03.2017.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.347825/H1/2016, dt:13.04.2017.
6. Andhra Pradesh Gazette No.33, Part-I, dt:17.04.2017.
7. From the DTCP, AP, Guntur, Lr.Roc.No.2784/2016/R2, dt:25.05.2017.

***

ORDER:

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.33, Part-I, Dt:17.04.2017. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Panchayat Secretary, Venkatapuram Gram Panchayat has informed that the applicant has paid an amount of Rs.3,13,886/- towards Development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 7th read above, he has reported that, the Panchayat Secretary, Venkatapuram Gram Panchayat has published the draft variation notification in two Daily News papers i.e., one in The Hindu in English version and one in Eenadu in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 27.06.2017.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Regional Deputy Director of Town Planning, Rajahmahendravaram, E.G. District.
The Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru, W.G. Dist.

Copy to:

The individual through the Panchayat Secretary, Venkatapuram Gram Panchayat, Eluru, W.G. District.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed

(P.T.O.)

to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in Sy.No.663, 664, 665, 668/1P, 669, 670, 672, 673, 674P, 675P, 676, 698P, 699P, 700/3, 701P to an extent of Ac.37.962 cents of Venkatapuram Gram Panchayat, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312, MA Dt:25.07.1975 is now designates for Residential use by variation of change of land use basing on the Council Resolution No.9/2016, dt:04.05.2016 as marked as “A to W” in the revised part proposed land use map bearing G.T.P. No.15/2017/R available in the Municipal Office, Eluru town, **subject to the following conditions that;**

1. The applicants shall handover the site affected under proposed 60’-0’’ wide M.P. Road to the Venkatapuram Gram Panchayat through Registered Gift Deed at free of cost.
2. The applicants shall obtain NOC from Irrigation Authorities (Not below the rank of E.E.) for construction of culverts on Murugu Kalava / Bodhies.
3. The applicants shall not disturb the alignment of Water Bodies.
4. The applicants shall provide 2.00 mts. wide buffer on either side of murugu bodhies as marked in the plan.
5. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
6. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
8. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural land
East	:	33’-0’’ wide road, Agricultural land and Field channel (Murugu Bodhi).
South	:	Field channel followed by layout & 40’-0’’ wide road.
West	:	Agricultural land

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER